



856.797.1919 www.VantageRES.com

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

PRIME CORNER OPPORTUNITY AVAILABLE FOR LEASE

# 934 PARKWAY AVENUE

**P** EWING TOWNSHIP, NJ 08618

**Ken Richardson Executive Director** 

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#### **OFFERING SUMMARY**

SF AVAILABLE
Second Floor: +/- 3,175 SF

\$16 / SF NNN

**ZONING** B-H

SIGNAGE TBD





#### **AREA HIGHLIGHTS**

- ✓ Prime corner opportunity available for lease. Units high visibility and ample parking
- B-H zoning allows for a multitude of services by right including retail, medical, office, personal, and educational
- In close proximity to all forms of transportation services. Located in an area of significant economic growth and development



### **DEMOGRAPHICS**

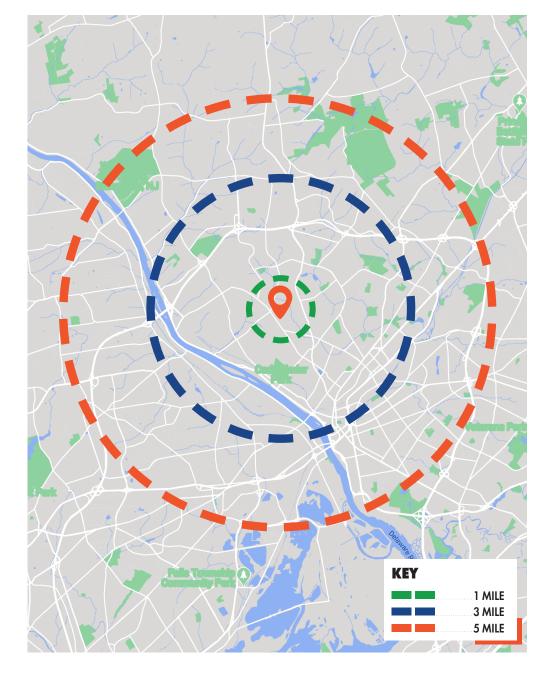
POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	11,934	86,401	213,522
2027 POPULATION PROJECTION	11,764	85,863	211,400
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	4,255	32,175	75,530
2027 HOUSEHOLD PROJECTION	41,83	31,944	74,715
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$83,160	\$83,283	\$94,269
MEDIAN HOUSEHOLD INCOME	\$72,163	\$62,305	\$68,089
TRAFFIC COUNT	12,232 VPD		

### **KEY DISTANCES**

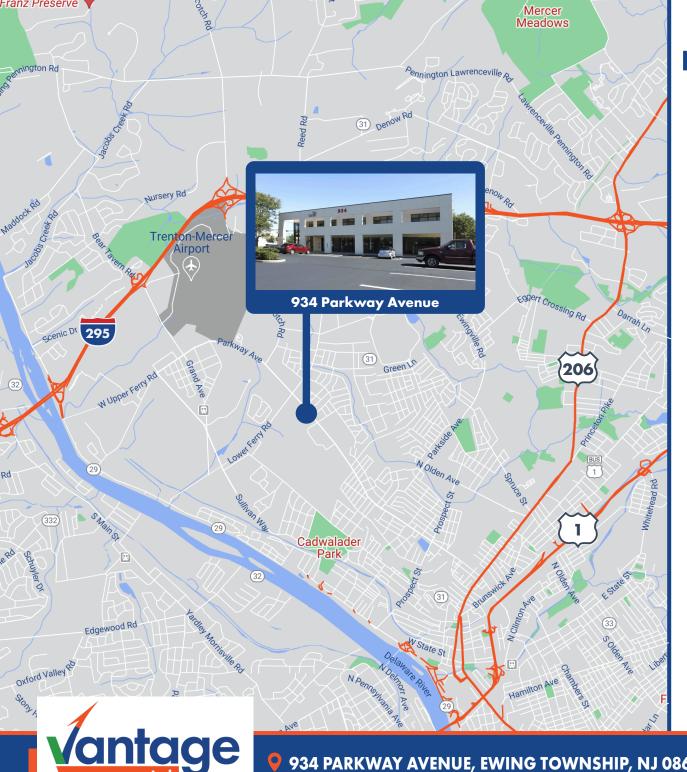
1-295 TRENTON-MERCER AIRPORT

**2.9 MILES** 3 MILES

**DOWNTOWN TRENTON ROUTE 1 3.8 MILES** 4.6 MILES







#### **NEARBY AMENITIES**

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#### **DINING**

- Ajika Ramen
- All Star Caribbean
- Crab Du Jour Cajun Seafood & Bar
- East Sushi
- **Ewing Shopping Center** 
  - Domino's Pizza
  - New York Bagel & Deli
  - Subway
- Firkin Tavern
- **IHOP**
- Mammas Flora's Trattoria
- McDonald's
- Mikonos
- Pizza Hut
- Sal De Forte's
- Taco Bell
- The New Ewing Diner & Restaurant

#### **RETAIL**

- 7-Eleven
- Advanced Auto Parts
- AutoZone Auto Parts
- **CVS**
- Dollar Tree
- **Ewing Shopping Center** 
  - Freedmans Jewelers
  - Liberty Liquor Store
  - Walgreen's
- Mavis Discount Tire
- Mecca Halal Meat
- Scott Harvey Kia
- ShopRite of Ewing
- The UPS Store

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## **FLOOR PLAN**

Total SF Available: +/- 3,175 SF

